MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY

9, Sir Charles Irving Close,

Cheltenham GL50 2DS

Guide price £530,000

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9, Sir Charles Irving Close,
Cheltenham GL50 2DS

A beautifully presented property in a highly regarded location, with far reaching views and an excellent finish.

Full Description

Located a short distance from the highly desirable area of The Park, Cheltenham, is Sir Charles Irving Close.
With no through traffic, this peaceful cul-de-sac and its red brick houses makes for a lovely enclave of properties in a superb setting.

The home has been thoughtfully modernised with stylish finishes, such as the bright open hallway, exquisite panelling and is beautifully kept. Based over three floors, the ground floor currently houses a formal dining area, kitchen, utility, WC, and a super suntrap of a conservatory! The dining room has ample space should this wish to be used as a further living area.
On the first floor, we find the spacious living room and the first of the three bedrooms. Due to the multi-functional design of this property and the option for a downstairs reception, this living room could function as a further bedroom with ease. The 3-4 bedrooms within the property are all sizeable doubles. The floor is completed by a smart family bathroom.
The top floor of the property has two further bedrooms, one principal with ensuite, and another roomy bedroom. The views from this floor are lovely, with a green expanse to the rear of the property. All of the bedrooms come with inbuilt storage for maximum convenience!
Externally, we find a private rear garden which backs onto a field, with a patio'd area for al fresco dining, and the chance to put your stamp on this green open space.
A garage and offroad parking complete the property.

Further Information

Tenure: Freehold

Services: Mains gas, electricity, water and drainage. Gas central heating.

Local authority: Cheltenham Borough Council

Council tax band: C

Management Charge: £210 per 6 months (£420 per annum).

Floor Plan

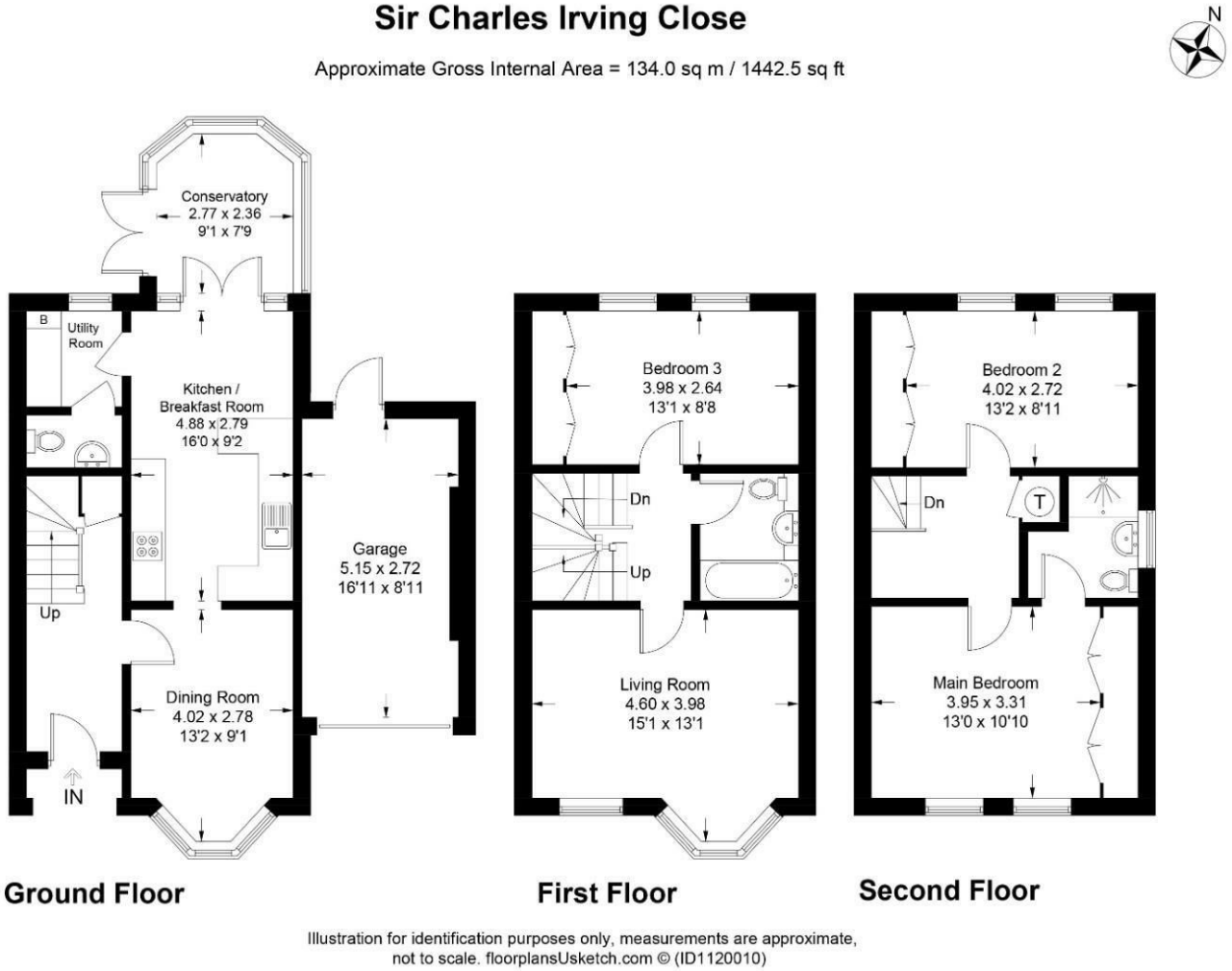
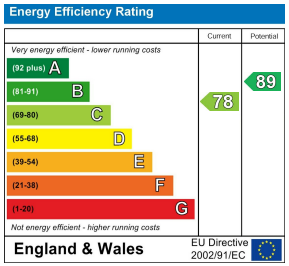
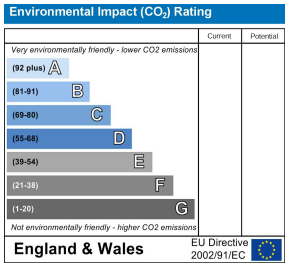


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120010)

Energy Efficiency Graph





Area Map

Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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